

North Brighton Townhouses, Inc.

5057 NE 37th Street, KCMO 64117

The Brightoneer

December
2009

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NEWSLETTER MINUTES

The board convened at 5:30 p.m. Present were Sheila Johnson, president; Ann Halsey, first vice president; Mike Crippen, second vice president; Selma Irely, secretary; Betty Maltbia, treasurer; Elizabeth Tharp, office manager; Les Dudrey, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

The board reviewed the clubhouse rental policy and changed the rates, effective immediately, to \$25 for a half-day rental and \$40 for a full-day rental. Half days were defined as noon to 6 p.m. and 6 p.m. to midnight.

Open Session

Eighteen members signed in. Sheila welcomed members and called the meeting to order at 7:10 p.m. She introduced the head table.

The minutes of Oct. 13 were approved.

Betty gave the treasurer's report. She has reviewed receipts for October and a water consumption per meter report. The cooperative will be monitoring water usage by building.

Selma reported that two installation permits were received and approved.

Les gave the maintenance report. Street work is finished for this year

except for the speed bumps; 155 work orders have been completed. Progress has been good on concrete repairs.

Maintenance has six rehabs in various stages. Two new basketball goals are up. One of the courts is being enlarged.

Elizabeth gave the office report. Twenty-seven recertification notices have been mailed; 47 units, exterminated. As of today, 21 units are for sale.

Lisa reviewed the board-approved budget for 2010 for the members. A \$10 monthly increase in carrying charges will take effect in January. The board approved a budget that requires no withdrawals from reserve accounts. As of October, there is \$671,000 in reserves. There is one mortgage left. It will be paid off in December.

Sheila opened the floor to member concerns. Parking, neighbors and dogs were discussed.

Sue Friend of 5128 N.E. 36th won the door prize drawing, a prepaid card to QuikTrip.

The open session ended at 8:20 p.m.

Closed Session

Lisa was asked to inform Security to enforce the city ordinance on truck parking.

Les will ask the city for signs about the truck parking ordinance.

The meeting was adjourned at 10 p.m.

**THANK
YOU!**

Wanted to say a special thanks to everyone & office staff that help us out this year.

We appreciate you allowing us to cut your grass and hope we can next year, too.

Thank You!!!!

Connie & Mark Kanatzar

Santa is coming to the Clubhouse!



December 19, 2009

Saturday

2:00pm—4:00pm

- * Talk to Santa Claus**
- * Bring Your Cameras**
- * Goody Bags will be Given Out**

CAKE - PIES - COOKIES

Good desserts are cooking over at Betty & Carol's Kitchen

Need some homemade desserts for work or home?

Having a baby shower or holiday party?

Call Carol & Betty for a quote

816-452-4682

Holiday Open House

Come visit with Neighbors & Staff

Thursday, December 17, 2009

4:00pm-6:00pm



Carolers Wanted!

Friends and Family welcome to join! Come sing to North Brighton's seniors! We will be singing either Tuesday, December 22nd or Wednesday, December 23rd beginning at 7:00pm.

Bring your warm clothes, flashlights and holiday cheer!
Hot Chocolate will be provided afterwards.

If this sounds like fun please call B.J. at **(816)452-6522**
Please respond by Sunday, December 20th, 2009

Don't Worry If you don't remember the songs...Sheet music will be provided.

Office News



You can now rent the clubhouse for \$25 for a half-day rental and \$40 for a full-day rental.

**Half days were defined as
noon to 6:00 pm and 6:00 pm to midnight.**

We are monitoring water usage by building & asking residents to consider wise use of our resources.

**Referral bonus for referring someone to North Brighton Townhouses, Inc. has been increased from \$50 to \$150.
Bonus will be paid upon referral's move in.**



**There will be NO Board meeting for the month of December.
January Board meeting will be held on the second Tuesday
January 12, 2010
Doors will open at 7:00pm.**



**Do You want to be a Board Member?
If you are interested in running for the board please submit your resumes to the office.
We currently have 1 position that will be open.
Please call the office if you have any questions.**

Maintenance Reminders



Water Faucet Reminder

It's about that time...the weather is getting colder and the outside hose valve should be turned off. The proper procedure is as follows

Section 5.8 Outside Faucets:

Shut water off underneath your kitchen sink (or some are located in the utility room), then open the faucet valve outside and disconnect the water hose. Allow the faucet to drain. If this is not done, it can freeze and burst the pipe inside the wall and member will be responsible for the repair.

Snow Removal

Section 1.12 Vehicles, I

Please remember that any person of the member's household, a guest or any person under the member's control are required to park so that their vehicles do NOT extend over the sidewalks. **Should a vehicle extend over the sidewalk during snow removal, the member will be charged \$15.00. Vehicles parked in "No Parking" zones that impede the pushing of snow WILL be towed at the owner's expense WITHOUT warning.**

Please also remove all Items from Front Stoops and steps. This makes snow removal much easier. It also prevents any damages to flower pots or other items.



December

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Carrying Charges Due	2 	3	4	5
6	7	8	9	10	11 Late Fees Applied	12
13	14	15	16	17 Open House 4pm-6pm	18	19 Come See Santa 2pm-4pm
21	22 Attorney Referrals	22	23	24 Office Closed	25 Office Closed	26
27	28	29	30	31 New Years Eve 	Christmas	Christmas

Office Phone:	816-454-2500
Maintenance Emergency:	913-894-3456
Security:	816-645-3001
Non-Emergency Police:	816-413-3400